Sir Bernard Paget Avenue, Ashford, TN23 3RT
Offers In The Region Of £210,000 - offers in the region of

Sir Bernard Paget Avenue, Ashford, TN23 3RT

Sold with a tenant in situ, and ideal investment opportunity. A freehold, one bed coach house within the extremely popular Repton Park. Nestled within the development you will find this well proportioned coach house home just a stones throw from Waitrose and all that Repton Park has to offer.

Park your car and stroll upstairs to enjoy the luxury of your own place. Externally, the home offers 1 allocated parking space and also an external store located to the rear of the home, an ideal place to store your bins or your bike for those cycling enthusiasts!

Internally, there is a handy entrance hall, the ideal place to kick off your shoes and hang up your coat. The stairs rise to the landing that is well lit thanks to the smartly placed windows that flood the hallway with light. It must be noted that there is also a large storage cupboard, an ideal space to use as a wardrobe. The large double bedroom is well lit with two windows and ample in floor space. The hall leads around and gives access into the property's large open plan lounge/dining room that opens up into the kitchen area. There is plenty of space to have a lounge suite and also a dining room table. The real bonus is that you have the great addition of a balcony that is a great space for a table and chairs for those who love to enjoy the outdoors! Internally, the property is finished off well with a family bathroom, which is a modern white three piece-suite, with shower over bath and wash hand basin and W/C.

Repton Park is located approximately 2 miles to the north west of Ashford`s Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also within walking distance to the local Waitrose, Repton Coffee corner and newly established No61 Cafe.

Please note marketing images were taken prior to the property being tenanted.

- **Attractive coach house style apartment**
- **Freehold property - TENANT IN SITU**
- **Popular Repton Park location**
- **Current rental income: £1,100**
- **Double bedroom & large bathroom**
- **Allocated parking**
- **Estate fee's approx £301 per year**
- **Council Tax Band: B EPC Rating: C (78)**
- **Open plan living**

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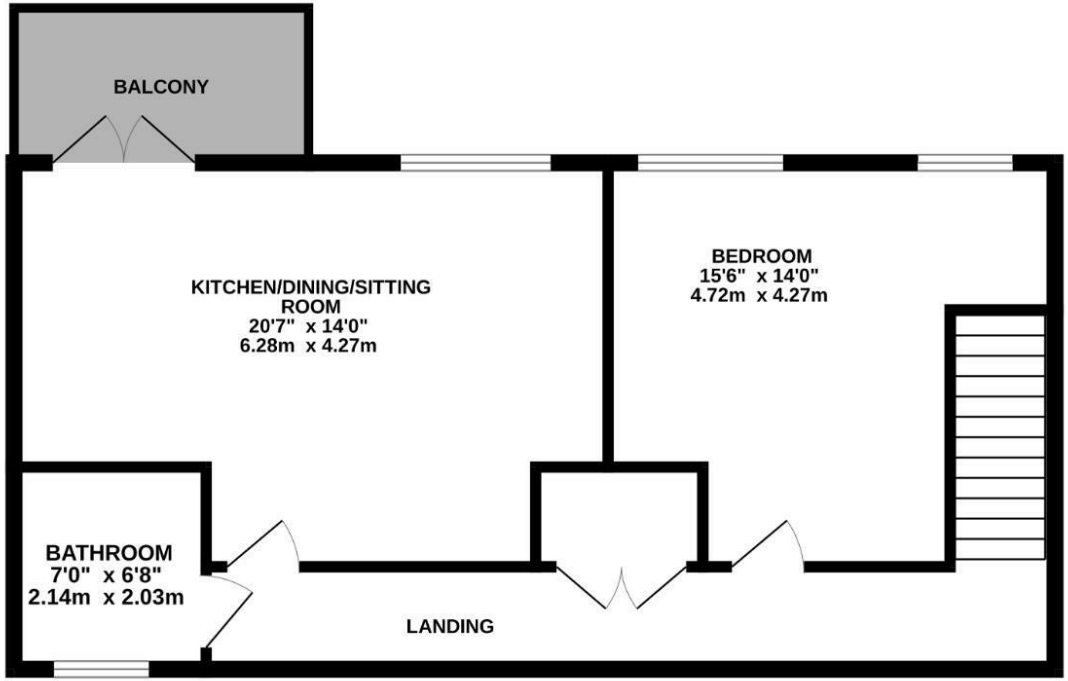
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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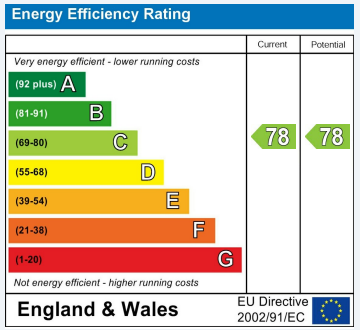
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com https://www.hunters.com

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